

IN RE: PETITION FOR ADMIN. VARIANCE  
S/S Robcaste Road, 1,575' E of the c/l  
Paper Mill Road  
(14204 Robcaste Road)  
10<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

Leslie R. Rush, Jr., et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-437-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Leslie R. and Joyce P. Rush. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 50 feet in an R.C.5 zone for a proposed two-story addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore

ORDER RECEIVED FOR FILING

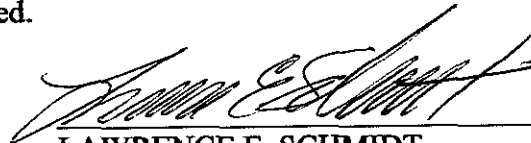
Date

BY

County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of June, 1999 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 50 feet in an R.C.5 zone for a proposed two-story addition., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 6/11/99  
By [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 11, 1999

Mr. & Mrs. Leslie R. Rush, Jr.  
14204 Robcaste Road  
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Robcaste Road, 1,575' E of the c/l Paper Mill Road  
(14204 Robcaste Road)  
10th Election District - 3rd Councilmanic District  
Leslie R. Rush, Jr., et ux - Petitioners  
Case No. 99-437-A

Dear Mr. & Mrs. Rush:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 14204 ROBCASTE RD 21131  
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

A 30 FT. SIDE YARD SETBACK IN LIEU OF 50 FT. IN AN  
RC-5 ZONE. 1404.3B 2- TO PERMIT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

LESLIE R. RUSH, JR.

Name - Type or Print

Signature

JOYCE P. RUSH

Name - Type or Print

Joyce P. Rush

Signature

14204 ROBCASTE RD

Address

410-527-0626

Telephone No.

PHOENIX, MD 21131

City

State

Zip Code

### Representative to be Contacted:

EDITOR OF ABOVE

Name

Address

Telephone No.

City

State

Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO.

99-437-A

Reviewed By

JOH

Date

5-5-99

Estimated Posting Date

5-16-99

ORDER RECEIVED FOR FILING

APR 25 1999

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 14204 ROBCASTE RD.  
Address  
PHOENIX, MD 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE VARIANCE IS NECESSARY IN ORDER TO CONSTRUCT NECESSARY IMPROVEMENTS IN A MANNER THAT IS ARCHITECTURALLY & AESTHETICALLY PLEASING. DUE TO THE TOPOGRAPHY OF THE LOT & THE DESIGN OF THE EXISTING HOUSE, THE ADDITION CAN ONLY BE PLACED IN THE LOCATION SHOWN ON THE PLAN.

THE ADDITION CONSISTS OF BEDROOMS, A FAMILY ROOM & 2 CAR GARAGE. BRINGING THE HOUSE IN LINE WITH OTHER HOUSES IN THE COMMUNITY & PROTECT CARS FROM ELEMENTS & PROVIDE SAFE ACCESS. THE LOT ADJACENT TO OUR HOUSE WHERE THE VARIANCE IS REQUESTED IS A VACANT LOT OWNED BY US.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Leslie R. Rush, Jr.  
Signature  
LESUE R. RUSH, JR.  
Name - Type or Print

Joyce P. Rush  
Signature  
JOYCE P. RUSH  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15<sup>th</sup> day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Leslie R. and Joyce P. Rush  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4-15-99  
Date

Elizabeth M. O'Connor  
Notary Public  
My Commission Expires 6/14/99

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

14204 ROBCASTLE RD.  
Address  
PHOENIX MD 21131  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

THE VARIANCE IS NECESSARY IN ORDER TO CONSTRUCT NECESSARY IMPROVEMENTS IN A MANNER THAT IS ARCHITECTURALLY & AESTHETICALLY PLEASING. DUE TO THE TOPOGRAPHY OF THE LOT AND THE DESIGN OF THE EXISTING HOUSE, THE ADDITION CAN ONLY BE PLACED IN THE LOCATION SHOWN ON THE PLAT.

THE ADDITION CONSISTS OF BEDROOMS, A FAMILY ROOM & 2 CAR GARAGE BRINGING THE HOUSE IN LINE WITH OTHER HOMES IN THE COMMUNITY & PROTECT CARS FROM ELEMENTS & PROVIDE SAFE ACCESS THE LOT ADJACENT TO OUR HOUSE WHERE THE VARIANCE IS REQUESTED IS A VACANT LOT OWNED BY US.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Leslie R. Rush, Jr.  
Signature  
LESUE R. RUSH, JR  
Name - Type or Print

Joyce P. Rush  
Signature  
JOYCE P. RUSH  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

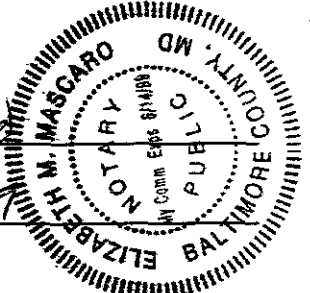
I HEREBY CERTIFY, this 15<sup>th</sup> day of April, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Leslie R. & Joyce P. Rush  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

4-15-99  
Date

Elizabeth M. Mascaro  
Notary Public  
My Commission Expires 6/14/99





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 14204 ROBCASTLE RD. 21131  
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A04.3 B.2 TO PERMIT  
A 30 FT. SIDEYARD SETBACK IN LIEU OF 50 FT. IN AN  
RC-5 ZONE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

LESLIE R. RUSH, JR.

Name - Type or Print

Signature

Joyce P. Rush

Name - Type or Print

Signature

14204 ROBCASTLE RD.

Address

410-527-0626

PHOENIX, MD

City

State

Zip Code

## Representative to be Contacted:

EITHER OF ABOVE

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this    day of    that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-437-A

Reviewed By 800

Date 5-5-99

REV 9/15/98

Estimated Posting Date

5-16-99

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

DATE 5-5-99

No. 067370

ACCOUNT RECEIVED

AMOUNT \$ 50.00

RECEIVED FROM: Leslie Rust

FOR: Res. Van \$50.00

COAL \$50.00

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

SOF

PAID RECEIPT

5/05/1999 5/05/1999 10:32:20  
REG 1501 CASHIER JRIC JMR PRIMER 1  
Dept 5 528 ZONING VERIFICATION  
Receipt # 100545  
CR NO. 067370

Receipt Tot 50.00  
50.00 CR  
Baltimore County, Maryland

99-437-A

CASHIER'S VALIDATION



# CERTIFICATE OF POSTING

RE Case No 99-437-A

Petitioner/Developer RUSH, ETAL

Date of Hearing/Closing 5/31/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #14204 ROBCASTE RD.

The sign(s) were posted on 5/14/99  
(Month, Day, Year)

Sincerely,

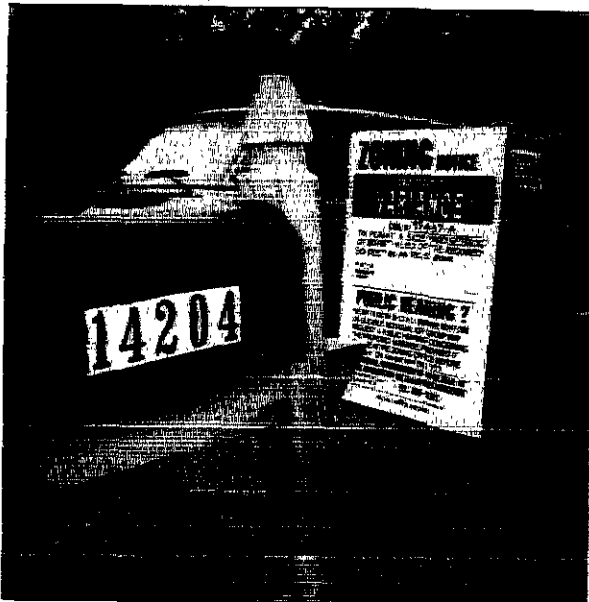
Patrick M O'Keefe 5/19/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)



99-437-A  
#14204 ROBCASTE RD.  
CL 5/31/99

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 437 -A Address 14204 ROBCASTLE WAY

Contact Person: \_\_\_\_\_ Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 5-5-99 Posting Date: 5-16 Closing Date: 5-31-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 437 -A Address 14204 ROBCASTLE WAY

Petitioner's Name RUSH Telephone 410-527-0111

Posting Date: 5-16-99 Closing Date: 5-31-99

Wording for Sign: To Permit A SIDE YARD SETBACK OF 30 FT.  
IN VIEW OF THE REQUIRED 50 FT. CWAN RC-5  
ZONE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99. 437. A.  
Petitioner: LESLIE R. RUSH  
Address or Location: 14204 ROBCASTLE RD PHOENIX, 21131

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: LESLIE R RUSH  
Address: 14204 ROBCASTLE RD.  
PHOENIX MD 21131  
  
Telephone Number: 410-527-0111

Revised 2/20/98 - SCJ

437.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 2, 1999

Mr. & Mrs. Leslie R. Rush, Jr.  
14204 Robcaste Road  
Phoenix, MD 21131

RE: Case No.: 99-437-A  
Petitioner: Rush  
Location: 14204 Robcaste Road

Dear Mr. & Mrs. Rush:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 5, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 1, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for June 1, 1999  
Item Nos. 421, 426, 435, 436, 437,  
438, 444, 445, 447, 448, 449, 450,  
and 453

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** May 25, 1999

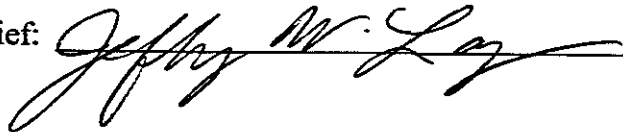
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 426, 435, 436, 437, 438, 439, 444, 445, 446, 448 and 455

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

June 2, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 24, 1999

Item No.: See Below                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426, 434, 435, 436, 437, 438, 439, 444, 445, 446, 447,  
448, 449, 450, 451, 452, ~~453~~, and 455

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4831, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

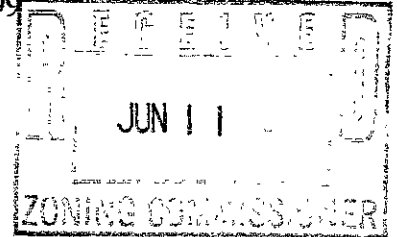
RECEIVED JUN 17 1999

Closing  
Date 5/31/99

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: June 3, 1999

TO: Arnold Jablon  
FROM: R. Bruce Seeley *RS*  
SUBJECT: Zoning Item #437



-- 14204 Robcaste Road

Zoning Advisory Committee Meeting of May 24, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
  - Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
  - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X Prior to approval of a building permit, the existing septic system must be inspected by the Groundwater Management Section. Contact Mr. Rob Powell at 410-887-2762.





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 5.21.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204


RE: Baltimore County  
Item No. 437 JRA

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

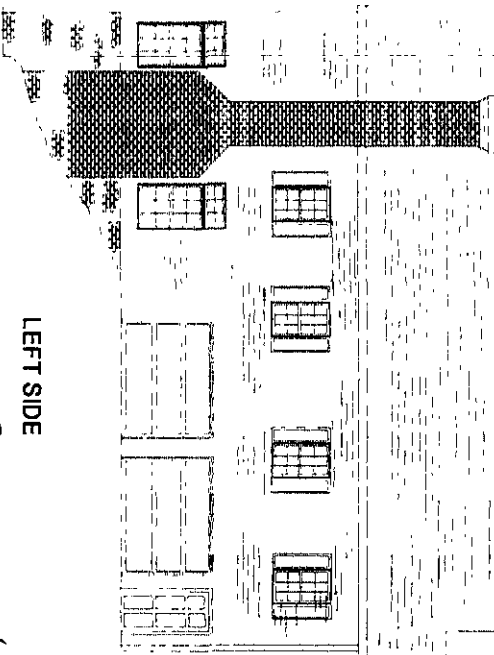
Very truly yours,

*for*   
Michael M. Lenhart, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

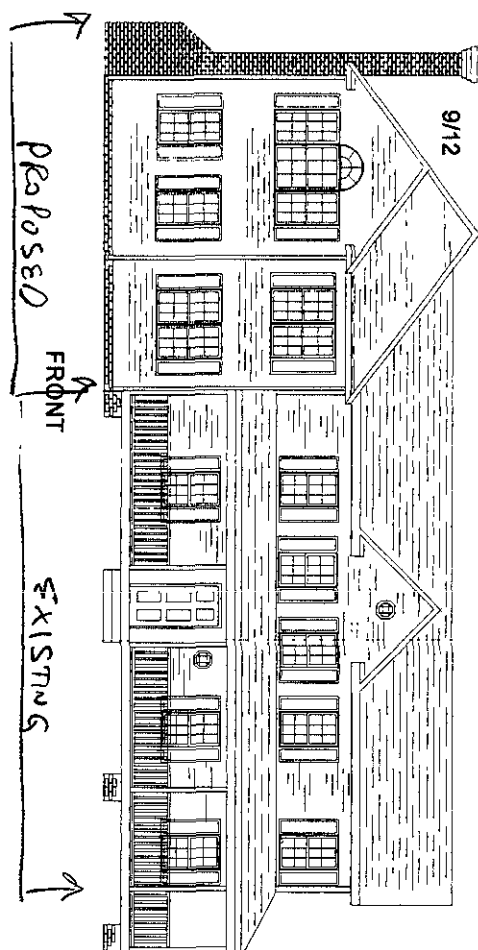
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



PROPOSED

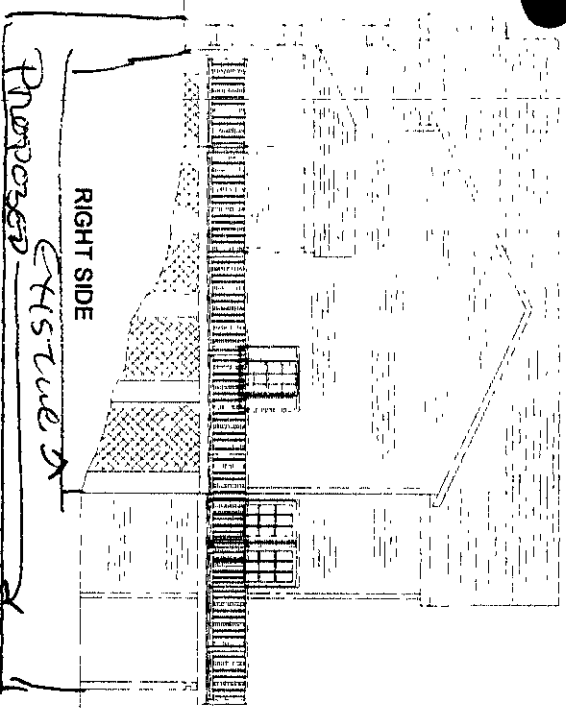
LEFT SIDE



PROPOSED

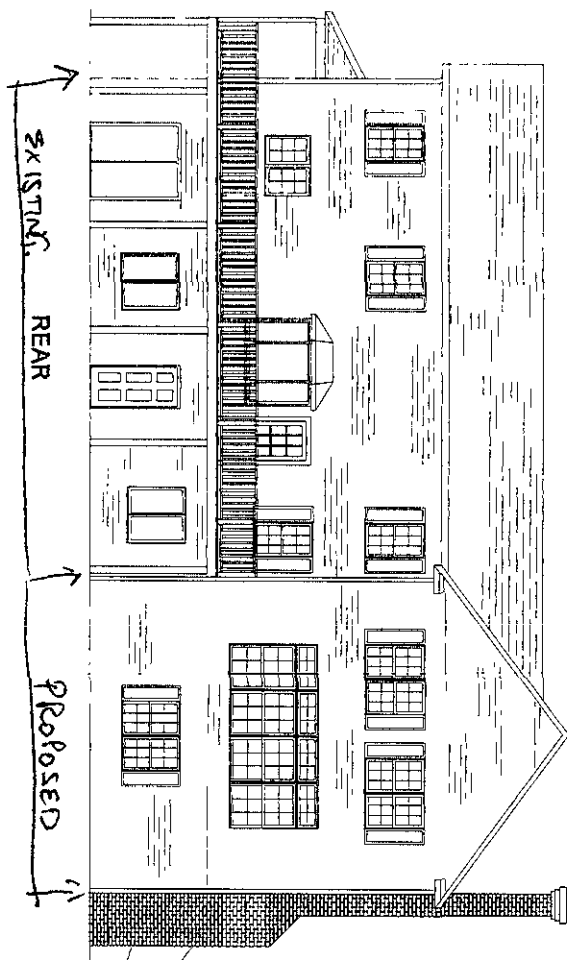
FRONT

EXISTING



RIGHT SIDE

PROPOSED



EXISTING

REAR

PROPOSED

99.437-A

Plat Accompany Petition for Zoning Variance

Property Address: 14204 Robcaste Rd., Phoenix, MD 21131  
Subdivision Name: Ascot Estates (Revised Section Three)  
Owner: Leslie R. & Joyce P. Rush, Jr.

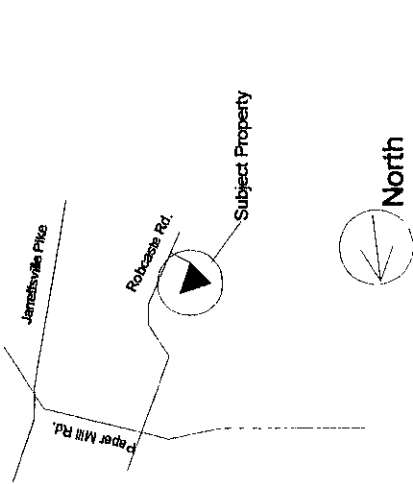
Zoning Description For 14204 Robcaste Rd.

Beginning at a point on the south side of Robcaste R. which is 50' wide at the distance of 1,575' East of the centerline of the nearest improved intersecting street Paper Mill Rd. which is 60' wide. Being Lot 15, Revised Section Three Plat in the subdivision of Ascot Estates and located in the 10<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District. The lot is a panhandle lot beginning 350' south of Robcaste Rd.

Drawing Scale: 1" = 50'

Prepared By: Leslie R. Rush

Date: April 15, 1999



LOCATION INFORMATION

Election District: 10th  
Councilmanic District: 3rd  
1" + 200' scale map #: N 20-C  
Zoning: RC-5  
Lot size: 3.002 acres (130,767 sf)  
Sewer: Private Water: Private  
Chesapeake Bay Critical Area: No  
Prior Zoning Hearings: None

Zoning Office Use Only  
Reviewed by: Item #: Case #:

509 437 99-437-A

Vicinity Map - Scale: 1" = 1,000'

MS

(SHEET NO. 21-5)

E-15,000

R.C. 5

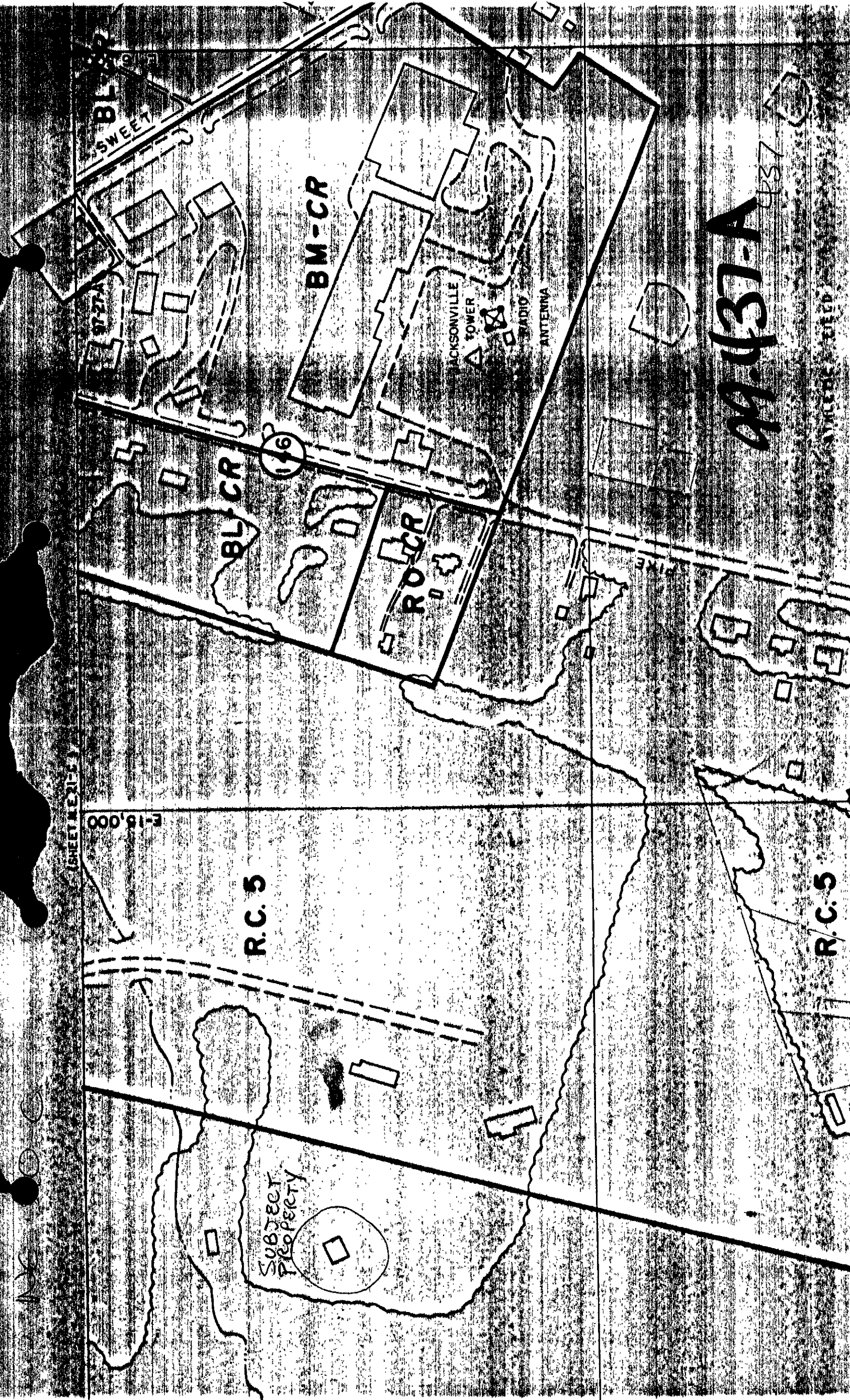
SUBJECT  
PROPERTY

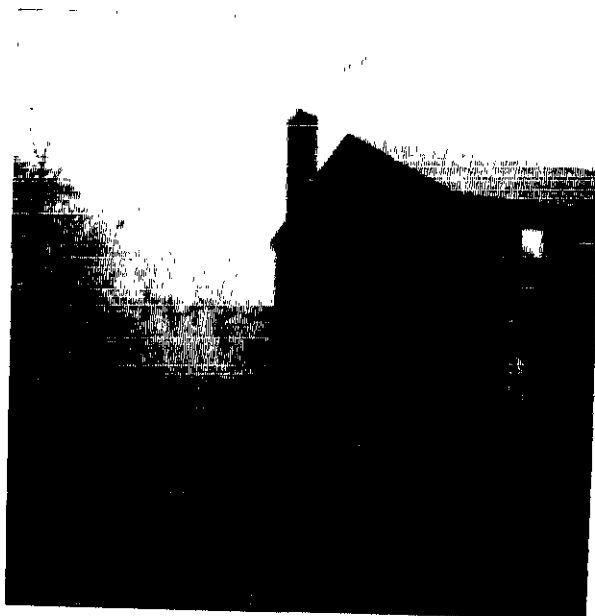
R.C. 5

00437-A

437

WILSON FIELD





SIDE OF HOUSE ON TO  
WHICH ADDITION WILL GO  
SLOPE NOT AS GREAT AS OPPOSITE  
SIDE



OPPOSITE SIDE OF  
HOUSE FROM ADDITION  
NOTE SLOPE.



OPPOSITE SIDE OF HOUSE  
FROM ADDITION NOTE  
SLOPE PROBLEM



← ADDITION SIDE.  
(VIEW OF FRONT OF HOUSE)

99-437-A



44-437



99-437-A BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±			
DATE OF PHOTOGRAPHY JANUARY 1986		SOUTH OF JACKSONVILLE	N. E. 20-C